

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY VICE CHAIRMAN GOODMAN AT 12:00 P.M.

PRESENT: VICE CHAIRMAN REESE and MEMBERS BROWN, MACK, WEEKLY, WOLFSON,
and TARKANIAN

EXCUSED: CHAIRMAN GOODMAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BEVERLY
K. BRIDGES, Acting Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(12:00)

2-3019

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE SPECIAL JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING OF APRIL 20, 2004 (BUDGET WORKSHOP)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

BROWN - APPROVED by Reference - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

There was no discussion.

(1:20)

2-3032

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION ON COMMENCING AN ENTERTAINMENT DISTRICT VISUAL IMPROVEMENT PROGRAM TO FUND BUILDING FACADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS FOR TAVERN-LIMITED BUSINESSES LOCATING WITHIN THE DOWNTOWN ENTERTAINMENT OVERLAY DISTRICT (\$500,000 - RDA SPECIAL REVENUE FUND) - WARD 5 (WEEKLY)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$500,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source:	RDA SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

A major objective of the Redevelopment Plan is the establishment of financial mechanisms to assist with commercial property upgrades. The Entertainment District Visual Improvement Program will provide a dollar-for-dollar matching grant of \$50,000 or less to participating tavern-limited businesses, which lease or own space within the Downtown Entertainment Overlay District. Participating businesses must either own or have a minimum 5-year lease term to be eligible for assistance.

RECOMMENDATION:

Staff recommends approving the Entertainment District Visual Improvement Program Manual and approving the funding authority for the Program.

BACKUP DOCUMENTATION:

1. Entertainment District Visual Improvement Program (EDVIP) Manual
2. Site Map - Downtown Entertainment Overlay District

MOTION:

BROWN - APPROVED as recommended - UNANIMOUS with GOODMAN and WEEKLY excused

NOTE: MEMBER MACK disclosed that his brother-in-law ANDREW DONNER has a contract with the Lady Luck Casino related to its non-restricted gaming license and is the managing partner for the Third Street Promenade. Even though these establishments are near the Entertainment District, he did not believe his brother-in-law's businesses would be impacted; therefore, MEMBER MACK felt comfortable participating in the discussion and moving forward.

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, indicated that the policies and procedures for this program are essentially the same as those approved for the General Visual Improvement Program, with a few exceptions tailored specifically for the Entertainment District. He reviewed the information under the Purpose/Background section. He noted that, to encourage the formation of District improvements, staff is suggesting a 20% bonus be added to the \$50,000 amount, up to \$10,000, for any business that adds illuminated signage to their storefront. Staff recommends approval.

(1:20 - 1:21)

3-2690

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of PowerPoint

MOTION:

REESE - APPROVED as recommended - UNANIMOUS with GOODMAN and WEEKLY excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects:

World Market Center - Progressing well. Staff is working and coordinating with different entities on the temporary and permanent parking lots, construction of Discovery Drive, and the tent facility. The grand opening is slated for July 1, 2005. He showed a rendering depicting the intended additional buildings.

Union Park/Related Companies - Had a 3/1/2005 deadline to submit Phase I plans, on which staff will be coordinating review with internal departments, as well as with external agencies and adjacent property owners over the next two weeks.

IRS Regional Headquarters - Move-in is slated for April 20 and should be open to the public April 24.

IRS Phase II - Southern Nevada Water Authority project is progressing. The design committee was selected.

L'Octaine Apartments - Near completion. The Agency recently authorized moving the project from 80 to 100% tax credit units. Staff is working with the property owner on identifying tenants for the ground floor retail space.

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

CityMark - The project is progressing nicely. The special use permit would be considered during the afternoon session. The project has been renamed "juhl." This is a marketing term. It is a 342-unit project with a 326 unit first phase.

Holsum Bread Lofts - Nearing completion and about 70% leased. The commercial units have done so well that live/work units are no longer intended. The name might be changed to Holsum Commercial Lofts.

Related/Cherry Clark Avenue, LLC (Bulldog site) - Project moving along well. The joint developer intends to make a proposal to make it more affordable than the current condominium projects coming in. Negotiations are pending receipt of that proposal.

Fifth Street School - Staff has been focusing on this project. A temporary relocation plan will be necessary for the existing tenants.

Entertainment District - Staff is looking at ways to add more features to the streetscape to make it more of a district orientation. Staff is continuing to work with the area property owners on a special assessment district.

601 East Fremont Street - The project is under ENA, and staff is in the process of negotiating a final Disposition and Development Agreement with the principals.

Stella Lake Office (FBI) Project - A building permit was issued, and the project is under construction.

RLT Corp. Office/Training Center - The project is in the building permitting process.

Urban Chamber of Commerce - There was an issue with the legal description in the agreement. The site plan has been revised to fit all three buildings on the revised description.

Expertise School of Beauty - Exclusive Negotiating Agreement was approved recently for an 11,000 square foot training center. Approval of an SBA 504 is pending.

Foundation for an Independent Tomorrow - Exclusive Negotiating Agreement was approved recently for this non-profit training organization, which is asking to move forward with the Disposition and Development Agreement so that fundraising can be done for development of the facility. A national fundraising consultant has been hired.

Edmond Town Center - The developer is in full compliance with the agreement. Construction is underway.

Las Vegas Arts District - There is still a lot of work being done to find a location for the sculpture. The project is moving forward.

Soho Lofts - Construction is at the fifth level. Most of the 120 units have been sold.

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

Symayof Group Properties, LLC - ENA was recently approved for the development of the site on Clark Street across from the Fifth Street School. Over the next 180 days the developer will be looking at market conditions, with intentions to develop a project of about 43 stories with 312 to 476 market-rate condos.

Liberty Tower - Construction expected to start this year. It includes an art-deco façade.

The Summit - Being built by the same group developing Liberty Towers. A combined sales center is intended. Project affiliated with famous personality that will really help pre-sales.

Renaissance Towers -Construction for this 31-story, 409-unit project is expected to commence this year.

Streamline Tower - Project includes a block-look at the street level with very pedestrian friendly retail space around the entire development.

The Block (Entertainment District) - Project progressing well and includes the projects Triple George, Celebrity, Cuba, and Hogs and Heifers. Staff is working with two of the establishments on Visual Improvement Program applications that will be submitted for approval at the next Agency meeting.

Beauty Bar - May have options for the balance of the building for future expansion. This is a national club coming into the District. The permit process is underway.

Allure towers - Moving along successfully in the pre-sale interest phase.

Newport Lofts - Expected to commence construction this year and has also done well in pre-sales.

12:05 - 12:18)

2-3287/3-1

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

BEATRICE TURNER, West Las Vegas resident, submitted a letter for the Mayor. She then commended TRINA ROBINSON and FRANKLIN SIMPSON of the Neighborhood Services Department for assisting an elderly lady that lives on Washington Street in getting her power turned back on. She noted that positive changes have been made in Neighborhood Services since ORLANDO SANCHEZ became the director. She then said that she had to call Code Enforcement regarding some issues with a property owned by her mother. She urged the Council to make her clean her property.

JERRY M. NEAL, Marble Manor Resident Council, said he appreciates everything this Council has done. He requested the Council pay more attention to the activities of the Housing Authority executives and make sure they are in compliance with the laws. Former member MR. ASH tried to make sure that all the rules were followed, but he was let go.

(12:18 - 12:24)

3-264

MAYOR GOODMAN announced that an arrangement was made between ARCHITECT FRANK GEHRY, LARY and wife KAMIL RUVO, and BOBBI and wife DONNA BALDWIN for MR. GEHRY to be the architect of the "Keep Memory Alive Alzheimer's Facility" that will be built on the 61 acres. MAYOR GOODMAN welcomed all guests and honored ANGIE RUVO'S presence. He also thanked the Council for their support of the project.

FRANK GEHRY acknowledged how difficult it will be to fulfill the expectations of the Mayor's belief that he is the greatest architect. He welcomed the opportunity to be part of RUVO'S dream. MR. GEHRY acknowledged ongoing involvement with hereditary disease parallel to research done with Alzheimer's and emphasized the importance of discovering a cure. He honored the challenge and looks forward to working towards this cause.

(1:42 - 1:49)

4-510

THE MEETING RECESSED AT 12:24 P.M., RECONVENED AT 1:42 P.M., AND ADJOURNED AT 1:49 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk



REDEVELOPMENT AGENCY MEETING OF: MARCH 2, 2005

MINUTES - Continued:

May 10, 2005

Beverly K. Bridges, Acting Secretary